

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**APRIL 26, 2016**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Chad Thilborger, Chair	A	1	2
Joan Hinton	P	3	0
Patrick McGee	P	3	0
Lakhi Mohnani	P	3	0
Howard Nelson	P	3	0

**Alternates:**

Michael Madfis	P	1	2
Joshua Miron	A	0	3
Robert Smith	A	2	1

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Clerk III  
Yvette Cross-Spencer, Clerk III  
Crystal Green-Griffith, Clerk III  
Tasha Williams, Administrative Aide  
Dorian Koloian, Clerk III  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Captain Robert Kisarewich, Fire Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

The Board agreed that the City Commission needed to address the open seats on the Board.

**Respondents and Witnesses**

CE15091850: Ronald Klein, attorney  
CE15102548: Carol Facey, representative  
CE15030470: Marcelo DeCarvalho, engineer

CE15072597: Catherine Lee, representative; Bradford Banta, attorney  
CE15011800; CE15081042: Courtney Crush, attorney  
CE14080903: Andree Greene, property manager  
CE14031507; CE15092059; CE15102342; CE15082281; CE14090643: Eric Martinez, contractor  
CE14111609: Paul Pimentel, representative  
CE15040668: Jay Saelinger, general contractor; Michael Man, general manager  
CE16010922; CE15081360: Craig Edewaard, general contractor; Anthony Walker, representative  
CE16030328: Rafael Jaramaklo, owner; Edgar Rodriguez, owner  
CE15040555: Garo Gallo, tenant  
CE16011026: Kyle Conroy, owner  
CE15040732: Sunyaluk Yuthasunthorn, owner  
CE14071821: Kathleen Gordon, owner's daughter  
CE15121156: Gloria Jones, owner  
CE15070731; CE15031679: Karl Nelson, contractor  
CE15041939: J. Frank Smith, architect  
CE15080572: Yitzak Bachar, manager  
CE15090051: Arthur Maus, owner  
CE08070448: Claire Clark, representative; Goran Dragoslavic, owner  
CE15092413: Alex Karamanoglou, owner; Reinaldo Mercado, owner  
CE15020101: Dwayne Dickerson, attorney; Mark Kushner, attorney  
CE15061470: Joseph Balocco, attorney; Matthew Bobby, real estate agent  
CE15051433: Sean Frampton, trustee  
CE14091251: Carlos Verdugo, owner  
CE15051829: Tyler Tuchow, owner  
CE15050401: Cesar Salazar, representative; Daniel Amich, pastor  
CE15042161: Dorothy Irvin, owner  
CE13031281: Maria Brandt, owner  
CE14050728: Ricardo Valenti, owner  
CE14121723: Morris Shulmister, attorney  
CE14120581: Courtney Crush, attorney; Jordan Morgan, representative  
CE15020287: Steve Delbrune, contractor  
CE14100834: Vincent Graham, owner  
CE15062080: Annemise Charles, owner  
CE14111191: Marco Tiapago, tenant; Allen Bosworth, attorney  
CE16010692; CE16010691; CE16010689: Philip Callobre, maintenance manager  
CE15050755: Daniel Acevedo, contractor  
CE14011724: John Perloff, attorney  
CE15011568: Andrew Holland, owner  
CE14081054: Arthur Bartholomew, manager  
CE15010467: Bibiana Sarmiento, property manager  
CE11061307: Chris Lane, owner  
CE16021379: Herman Goldszlager, owner

CE15111287: Robert Allard, owner  
CE15122129: Frank Rinaudo, owner's father  
CE16030521: Judith Morrison, owner  
CE15120123: Tiffany Cairedo, attorney

The meeting was called to order at 9:00 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

Mr. McGee chaired the meeting.

**Case: CE15040555**

810 NE 4 AV  
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported FBC(2010) 105.1, item 2 was in compliance and the parking lot had been restriped but there had been no drawings submitted regarding the change of use. The Fire Marshal had stated he objected to any further extension. Captain Kisarewich said the new occupancy would require changes to the fire alarms and sprinklers. He stated they had been working with the Building Department and allowing extensions but were now requesting the maximum fine be increased to \$500 per day, per violation.

Mr. Nelson asked if the Board could change the fine amount from the original order and Mr. Jolly stated he was not comfortable with this because the respondent had not been notified of the proposed change. With proper notice, he felt it could be done at the next hearing.

Garo Gallo, tenant, said the project had been approved by the City and the occupancy had not been mentioned until Inspector Oliva brought it up. He said this would require \$40,000 worth of changes to the property. He was trying to raise funds and negotiate lower prices for the drawings. He was now drafting a master plan to get all of the changes accomplished.

Ms. Hasan remarked on the safety issues the violations presented. Mr. McGee noted Mr. Gallo had been responsive to the Board and acted in good faith so far. Mr. Nelson recalled that the City had issued an occupational license for the nightclub and Ms. Hasan stated this type of license did not go through the Building and Fire Departments for approval. Mr. Nelson stated Mr. Gallo thought he had gone through the process

properly. Mr. Gallo said there was a good chance this would bankrupt his business and the landlord had already revoked his lease. Mr. Gallo stated this was not a nightclub; it was a venue for art and music and they had a beer and wine license.

Mr. Nelson pressed Mr. Gallo for a date when he would have a drawing sufficient for the change of use. Mr. Gallo stated this would be his top priority and Mr. Nelson suggested he submit drawings by June 6.

Captain Kisarewich reminded the Board that the building's owner was aware of the proposed occupancy and use for the building when he leased it to Mr. Gallo.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15041939**  
1140 N FLAGLER DR  
TANGALAKIS, HARRY G

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit had failed review on 2/15/16 and been taken out for corrections but had not been resubmitted. Captain Kisarewich stated a change of use had occurred and the Fire Marshal had allowed the business to operate while working through the process. He had not seen progress and requested imposition of the fine. Inspector Oliva said egress was through a hallway only 36" wide and the theater seated 50 people.

Frank Smith, architect, stated he had addressed comments from the Building Department regarding the ADA-compliant bathrooms. The owner had retained an attorney to argue with the Building Department's requirements, which he felt were excessive. The owner requested 30 days for his attorney to negotiate with the Building Department. Mr. Smith said plans had been prepared meeting the requirements but the costs were a problem for the owner. Mr. Nelson suggested the owner submit those plans to the City.

Captain Kisarewich said the owner had been granted time to comply. Because of the change of use, the building must be brought up to current code. Mr. Smith said his client had leased the building that had previously been the site of a theater. Mr. McGee said the Board was concerned that people were still occupying an unsafe building.

Mr. Nelson stated the Board would like to see the plans submitted within a week. He added that the owner's attorney should have attended the meeting to request the extension.

**Motion** made by Mr. Nelson, seconded by Mr. Madfis, to grant a 28-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15061470**

1638 RIVER LN  
COMMISSO, HELEN  
HELEN G MACALPINE REV TR

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and mechanical permits had been issued, electrical and plumbing permits had not been issued yet.

Joe Balocco, real estate attorney, said the owner had determined she could not afford the required changes and had listed the property for sale in March. The contracted buyer intended to demolish the property. Mr. Balocco said the closing was set for May 9 and requested an extension to August 23. He stated the buyer would not go through with the contract unless he was assured he would have time to demolish the property before fines began.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15040732**

1032 NE 15 AVE  
YUTHASUNTHORN FAMILY ENTERPRISES INC.

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical permit had been issued and the electrical service panel permit, which only partially complied the electrical violations, had been closed. There were still no permits to address the structural alterations and he would not support any additional extension.

Inspector Masula reminded the Board that the work done had drastically exceeded the scope of work on the plans. Mr. Nelson wanted to know the window size indicated on the permit. Inspector Masula noted that sections of the outside walls had been filled in or opened up, which required a structural permit; the owner had only pulled a window replacement permit. Mr. Madfis said it was evident that the opening sizes had been altered but the window permit inspector had closed the permit.

Sunyaluk Yuthasunthorn, owner, said the electrical permit had been pulled and the work had been done. She said the building had been vacant for nine years. Ms. Yuthasunthorn stated her contractor had informed her that the NEC code did not apply to altering the openings in a commercial building. Inspector Masula stated the electrical permit had been for a service change, not for alterations to exterior walls and the relocation of electrical outlets, switches and wiring. Mr. Madfis said it appeared from the drawings that there was additional electrical work done and Ms. Yuthasunthorn said the outlets and lights were on the permit application, but might not be on the drawings.

Inspector Masula presented copies of the electrical and window permits that had been issued and closed out. Mr. Madfis said they may be some confusion about exactly what was described in the permit but it appeared the inspector was satisfied with the quality of work and the reference on the drawings.

Inspector Masula stated FBC(2010) 105.1 was in compliance except for the window and electrical issue he raised, FBC(2010) 105.4.3 was in compliance except for the window and electrical issues, FBC(2010) 105.4.5 had an active mechanical permit for the air conditioning. FBC(2010) 110.9 had an open mechanical inspection.

Ms. Hasan said in light of the Board's discussion regarding compliance, the City would withdraw the case.

**Case: CE15011800**

229 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,620.

Robert Masula, Building Inspector, reported the awning permit had been resubmitted 4/1/16 and was pending plan review.

Courtney Crush, attorney, was present.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15081042**

441 S FTL BEACH BLVD  
SOPHIA ENTERPRISES INC.

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the Master permit and all sub permits had been issued and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14120581**

3001 SE 5 ST  
SOPHIA ENTERPRISES INC.

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; the permit application had been abandoned. He recommended imposition of the fines.

Jordan Morgan, permit expeditor, said she had visited the City to inquire about the plumbing permit application. She had been told the permit application had been purged and she had asked the City to retrieve it.

Courtney Crush, attorney, agreed a permit would be in process within the next 28 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15090051**

1216 NE 2 ST  
MAUS, ARTHUR J & KAREN N

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,500 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the electrical and fence permits were expired, as well as the master permit for the pool. He recommended imposition of the fines.

Arthur Maus, owner, said the electrical had been signed off. Inspector Oliva stated the master permit for the pool and the childproof fence permit had expired. He said the pool permit had been renewed in October and passed inspection but the fence and master permits needed to be renewed. Inspector Oliva recommended a 28-day extension.

Mr. Maus admitted he had not "finalized" the fence. Mr. Nelson advised him to renew the fence permit and the master permit for the pool,

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15020101**

1616 NW 16 ST  
RHA 2 LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported FBC(2010) 105.1 item 1 was in compliance but item 2 was not. The owner's attorney had indicated the contractor had neglected to get the permits for the interior renovations in the kitchen and bathroom. Inspect Oliva had spoken with the contractor and he agreed to pull the permit and call for inspections within 63 days.

Dwayne Dickerson, attorney, confirmed the property was not occupied and he agreed to pull the permits and call for extensions within 63 days. He agreed the property would remain unoccupied until the permitting process was complete.

**Motion** made by Mr. Nelson, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE08070448**

1431 NW 11 PL  
DRAGOSLAVIC, GORAN  
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported permits had been allowed to expire and the permit for the roof had not been renewed.

Goran Dragoslavic, owner, said the roofing contractor would renew the permit on Thursday. Inspector Oliva confirmed that the first inspections were set for that day after the other permits had been renewed.



**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 9/22/15 Order comply-by date from 1/26/16 to 2/23/16. In a voice vote, motion passed 5-0.

**Case: CE14111191**

5955 NW 31 AVE # A  
LAKEVIEW PLAZA INC.

This case was first heard on 11/24/15 to comply by 2/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported no permit application had been submitted. He had spoken with the owner, who appeared willing to comply. He recommended a 63-day extension.

Marco Tiapago, tenant, and Allen Bosworth, attorney, were present.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

The Board took a brief break.

**Case: CE15091850**

200 S BIRCH RD # 1011  
FRENI MEHTA REV TR  
MEHTA, FRENI TRUSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permit applications had been submitted on 4/22/16. He recommended a 63-day extension.

Ronald Klein, attorney, said the contractor had suggested 182 days to finish the work.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14011724**

1245 NE 12 AV  
SAMAYOA, DOMINGO A & TELMA E

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit had been issued and recommended a 91-day extension.

John Perloff, attorney, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14121723**

2879 NE 28 ST  
NOLAN, GERALD N

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had been issued. He recommended a 91-day extension.

Morris Shulmister, attorney, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15051829**

1804 NW 16 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted the previous day, except for the change of use. He recommended a 63-day extension.

Tyler Tuchow, owner, questioned the need for the change of use. Inspector Abin said

there was an addition on the building that had been rented out separately. Mr. Tuchow stated the carport was enclosed years ago but it was not being rented.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16011026**

1009 NE 17 CT

CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no recent permit activity.

Kyle Conroy, owner, said he had just received a progress set of plans from the architect and requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15081360**

621 SE 5 CT

BLUEWATER INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported no permit applications had been submitted for the fence or paver violations, and he objected to any further extensions.

Anthony Walker, representative, said when they purchased the property in 2014, he had pulled all of the permits suggested by his architect. He believed the fence permit had been included with the pool and he had just repaired pavers in a permitted driveway. He said he had not been notified of the previous hearing.

Craig Edewaard, general contractor, said they had only installed two gates; the fencing belonged to the neighboring property. He stated they had pulled a paver permit. Mr. Nelson advised Mr. Edewaard to meet with the City to determine what still needed to be done and Mr. Edewaard agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16010922**

621 SE 5 CT  
BLUEWATER INC.

Certified mail sent to the owner was accepted on 4/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE INTERIOR OF THE STRUCTURE HAS BEEN GUTTED AND REMODELED.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. CENTRAL A/C EQUIPMENT.
2. DUCT WORK.
3. EXHAUST SYSTEMS.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOM AND KITCHEN FIXTURES.
2. LAWN IRRIGATION SYSTEM.
3. REBUILT THE PLUMBING SYSTEM TO SERVICE THE NEW INTERIOR REMODELING.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CIRCUIT BREAKER PANEL.
2. LIGHTING FIXTURES, OUTLETS AND FIXTURES.
3. CIRCUITRY FOR MECHANICAL SYSTEM.

FBC(2014) 105.3.1.5

SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN PROFESSIONAL DETAILING AS BUILT SKETCHING AND SCOPE OF WORK OF ALL CONSTRUCTION, ALTERATIONS AND IMPROVEMENTS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Inspector Abin stated there was a previous case on the property from 2015. He believed Bluewater Inc. had been the property owner then.

Clarence Edewaard, general contractor, explained that they had not replaced the door; they had just refinished the hardware and repaired the door damage. He displayed the plans from 1989 showing the glass blocks and the soffit for the living room lights. Mr. Edewaard said all they had done was remove closet shelving, replaced kitchen cabinets and windows.

Anthony Walker, representative, said Inspector Abin had assumed the light fixtures were new but they had just replaced the bulbs and trim rings.

Mr. Edewaard stated they had replaced the kitchen cabinets, cabinet for cabinet, replaced kitchen counter tops and backsplash, re-tiled the kitchen and bath floors, and replaced the bath vanity and faucet.

Mr. Walker agreed to provide photos of the house in its previous, dilapidated condition. Mr. Nelson suggested the City withdraw the case and allow the owner to provide those photos at the next hearing.

Mr. Mohnani felt the City had not made its case that the violations existed as cited and the Board should find as such. Mr. Nelson wanted the City to "take a close look" at the allegations. Mr. Jolly said the "clean" way to do this was to pull the case and bring it back in a better way.

The City withdrew the case.

**Case: CE15042161**  
2505 NW 20 ST  
IRVIN, DOROTHY H

This case was first heard on 9/22/15 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported on the status of the permits. He recalled that Ms. Irvin's husband had died last year and the Chief Building Inspector had agreed to re-open the permits without additional cost. Inspector Abin recommended a 91-day extension for the owner to make some progress by calling for inspections and paying the outstanding permit fees.

Dorothy Irvin, owner, said there had been progress. She stated she had been asked by an inspector to prove that the County was not providing her financial assistance but she had been unable to determine how to get such proof. She said they were making progress with everything. Inspector Abin agreed to speak to Ms. Irvin regarding the request for proof of financial assistance.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15072597**

215 SW 19 AV

ROBERTSON PARK APARTMENTS LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit application had failed plan review in September 2015 and the application had never been resubmitted, making it null and void. He had spoken to the respondent earlier and recommended a 63-day extension.

Catherine Lee, representative, agreed to the extension

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE13031281**

2609 E LAS OLAS BLVD

BRANDT-ALBERT, MARIA M

MARIA M BRANDT-ALBERT REV TR

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14050728**

2840 NE 25 ST

CLEMENTE, DANIELA VALENTI

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, said the dock permit had been resubmitted on April 12 but had failed plan review on April 21. He said the owner needed elevation certificates or a survey showing the seawall elevation. He recommended a 63-day extension.

Ricardo Valenti, owner, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14091251**

1736 SE 14 ST

VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,850 and the City was requesting the full fine be imposed.

Robert Masula, Building Inspector, reported the property was in compliance. He could not say what the administrative costs were.

Carlos Verdugo, owner, said he had spent a lot of money on the seawall repair and he had removed the temporary fence the previous month. He asked the Board to impose no fines.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to find that the violations were not in compliance by the Order date, and to impose a fine of \$5.85. In a voice vote, motion passed 5-0.

**Case: CE15051433**

1728 NE 20 AVE

CARL A HOLCOMB REV LIV TR  
HOLCOMB, CARL A TRUSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing permit was now closed and the mechanical and electrical permits were active. He recommended a 182-day extension.

Sean Frampton, trustee, described work he had done to rehabilitate the building and said the permit fee he had paid was a fine. Mr. Nelson clarified that this was because they were after-the-fact permits; the fees would have been much less if permits were pulled before the work was done.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14111609**

545 S FTL BEACH BLVD 1101  
WISMER, GERALD BRUCE  
NEW OWNER: BRENNAN, MICHAEL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$34,000 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there was a new owner since the last meeting and permit applications for internal remodeling had been submitted. He recommended a 91-day extension. Inspector Masula stated the new owner had already pulled and closed out permits for windows.

Paul Pimentel, representative, agreed.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to amend the 2/23/15 Order comply-by date from 3/22/16 to 4/26/16. In a voice vote, motion passed 5-0.

**Case: CE11061307**

2021 NE 59 ST  
LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.



George Oliva, Chief Building Inspector, reported the master permit application had failed plan review in October and been taken out for corrections but never returned. The owner had informed Inspector Oliva that he had resubmitted the plans approximately three weeks ago but Inspector Oliva could find no proof of this. He recommended a 30-day extension.

Chris Lane, owner, had left the hearing.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15040668**

619 N FTL BEACH BLVD

SEA CLUB OCEAN RESORT HOTEL INC.

This case was first heard on 5/26/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit issued in October had failed inspection on December 21, 2015 and a re-inspection had never been performed. He had discovered that the permit application had not been charged a double fee and he had put a "hard hold" on the permit.

Jay Saelinger, general contractor, said he had forwarded the inspector a letter from the engineer indicating the work had been done per his plans but the inspector said he had never received it and wanted to schedule an inspection and receive the letter then. The hard hold on the permit had prevented them from scheduling inspections. Mr. Saelinger stated they had been told that they had indeed paid the correct permit fee and the hold had been released but by that time, the permit had expired and he could not call for inspections. He said they were submitting a new permit application that day.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15080572**

1201 NE 5 AV

EM INVESTMENT REV TR

MILITZOK & LEVY PA

This case was first heard on 11/24/15 to comply by 2/22/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted on 4/11/16. He explained the owner believed the Board had ruled that he could maintain the carport as storage without a permit for enclosing it but Inspector Abin noted the Board did not have that authority. He said the owner must either permit enclosing the carport or remove the enclosure.

Mr. Nelson thought the confusion was related to the carport's use, not the fact that it was enclosed. He explained that a permit was still needed for enclosing the carport.

Yitzak Bachar, manager, said they had decided to remove the carport enclosure walls. Inspector Abin said a permit would be needed if there was electric or plumbing that must be removed but Mr. Bachar stated there was none. Mr. Bachar said they were selling the property and closing was scheduled for the following week. Mr. Nelson stated any fines imposed would be against the current owner.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15102548**

200 S BIRCH RD # 209

FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permit applications had been submitted on 4/13/16 and were pending plan review. He recommended a 63-day extension.

Carol Facey, representative, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15082281**

2400 E OAKLAND PARK BLVD

SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no permit activity.

Eric Martinez, contractor, said he had made a "huge mistake" and missed having his client sign a permit application before the client returned to Panama. Mr. Martinez stated his client would return on 4/29.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15031679**  
1501 NW 19 AVE  
GRANT FLA LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window and doors permit had been closed out; the mechanical and electrical permit applications had been submitted but failed plan review and had outstanding fees. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15070731**  
1119 NW 10 PL  
ADAMS MEM LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the after-the-fact permit application had failed plan review on 3/7; the electrical permit application had failed plan review on 2/17; the plumbing permit application had failed review on 3/18. All of these applications had undervalued the work and had outstanding fees. Inspector Abin said the air conditioner still needed to be permitted. He recommended a 63-day extension.

Karl Nelson, contractor, said he had not realized the magnitude of the work when he first appeared to address the case.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14090643**

6311 BAY CLUB DR # 63113  
PIERCE, JOSEPH & JANET

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the sink replacement permit application had failed plumbing review on 1/21/16 and been abandoned. He recommended a 28-day extension.

Eric Martinez, contractor, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15102342**

1761 NW 26 TER  
AVIMAR TR  
MARAVI LLC TRUSTEE

This case was first heard on 3/22/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit application had been submitted and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15092059**

1544 NW 9 AVE  
KDE OF FL 1 LLC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the master permit application had been submitted, as well as sub permits. He recommended a 63-day extension.

Eric Martinez, contractor, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15030470**

201 NE 16 AV  
HINDS, KEVIN &  
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said there had been no recent permit activity.

Marcelo DeCarvalho, engineer, said the owner wanted to comply and had hired him to accomplish this. He requested a 90-day extension, explaining he needed to conduct research before creating drawings and submitting applications.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

The Board took brief break.

**Case: CE14071821**

1070 NW 25 AV  
LANDERS, MARIE H/E  
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15, amended to 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said there had been progress; the shed and window permit applications had been taken out for corrections on 3/3/16. He recommended a 63-day extension.

Kathleen Gordon, owner's daughter, agreed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14100834**

3601 SW 2 ST  
GRAHAM, VINCENT M & JACQUELINE

This case was first heard on 1/26/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported on the permit progress and recommended a 63-day extension.

Mr. Nelson cautioned Vincent Graham, owner, to pay attention to the permit expiration dates. Mr. Graham said he hoped the air conditioner permit plans would be resubmitted that Friday.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14080903**

320 DELAWARE AVE  
KOHUTH, RUSSELL THOMAS EST  
%LLOYD H FALK  
NEW OWNER: 320 DELAWARE AVENUE INC.

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit had last been inspected 4/22 but had failed. He recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Nelson, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15062080**

4881 NW 9 TER  
CHARLES, ANNEMISE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the air conditioner permit had been closed out but the window opening permit had not been issued yet. He recommended a 63-day extension.

Annemise Charles, owner, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Nelson, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14031507**

416 SW 11 CT

REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Eric Martinez, contractor, explained that he had been hired recently. He stated he had picked up the expired permits and said corrections were needed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15011568**

1348 SW 30 ST

HOLLAND, ANDREW & TABITHA

This case was first heard on 1/26/16, to be complied by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, said the gate poles were still present and no permit application had been submitted. Inspector DelRio said the owner had been present earlier and he had explained to him again that the poles must be removed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Later in the meeting, Mr. Holland returned to the meeting and said he had submitted a permit application for the fence but it did not include the posts. Mr. Nelson advised him to go back to the City and clarify this.

**Case: CE14081054**

1834 LAUD MANORS DR  
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported on the progress of the permits and fees and said he was concerned because electrical work had been removed and an electrical permit was needed to cap it off. A number of applications were also over 60 days old and were therefore null and void. He did not support any further extensions.

Arthur Bartholomew, manager, said they had decided to remove the carport enclosure and there was an electrical permit open for the work done there. He said the entire exterior was done and only the interior inspection had failed. Mr. Bartholomew stated his general contractor and roofer would meet with the City plans inspector to determine what must be done.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15121156**

1115 NE 6 AV  
JONES, GLORIA M

Service was via posting on the property on 4/15/16 and at City Hall on 4/14/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2010) 111.1.1

THIS DWELLING HAS BEEN DAMAGED BY FIRE. FIRE  
RESTORATION HAS BEEN DONE WITHOUT PERMITS.  
CERTIFICATES FOR OCCUPANCY DEEMING THE STRUCTURE  
SAFE AFTER FIRE DAMAGE HAVE NOT BEEN ISSUED.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. FIRE RESTORATION.
2. STORM SHUTTER INSTALLATION.
3. REPAIRING OF SMOKE AND FIRE DAMAGED INTERIOR  
WALLS.
4. BUILT SHEDS WHICH ARE NOW IN THE SETBACK.
5. PERMITS WERE ALLOWED TO EXPIRE AND WORK IS NOW



WORK WITHOUT PERMIT.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. REPLACED FIRE DAMAGED DUCT WORK.
2. NEW SPLIT SYSTEM EQUIPMENT REPLACED.
3. PERMIT EXPIRED BECOMING WORK WITHOUT PERMIT.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACEMENT OF PLUMBING FIXTURES.
2. PERMIT EXPIRED AND IT IS NOW WORK WITHOUT PERMITS.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL REPAIRS DUE TO FIRE DAMAGE.
2. PERMIT EXPIRED AND IT IS NOW WORK WITHOUT PERMIT.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

99070788 Expired	BSHUTTERST	1115 NE 06
AV JONES, GLORIA M STORM SHUTTERS		
11120763 Expired	BALTR1M	1115 NE 6 AV
JONES, GLORIA M	SFR REPLACE SMOKE DAMAGED DRYWALL 1000 SQ FT	
11120767 Expired	MDUCT	1115 NE 6 AV
JONES, GLORIA M	REPLACE DUCTS BP 11120763	
11120768 Expired	ERESADD	1115 NE 6 AV
JONES, GLORIA M	ELECTRIC FOR REPAIR SMOKE DAMAGE BP	
11120763 Expired	BALTR1M	1115 NE 6 AV
JONES, GLORIA M	SFR REPLACE SMOKE DAMAGED DRYWALL 1000 SQ FT	
11120771 Expired	PFIXREPLAC	1115 NE 6 AV
JONES, GLORIA M	REPLACE FIXTURES BP 11120763	
14091302 Expired	EMISCELL	1115 NE 6 AV
JONES, GLORIA M	ATF ELECTRICAL AS PER PLAN	
BP14120081		
14120081 Expired	BALTR1M	1115 NE 6 AV

JONES, GLORIA M      ATF REPAIR FIRE DAMAGE  
14120101 Expired      PFIXREPLAC      1115 NE 6 AV  
JONES, GLORIA M      ATF REPLACE FIXTURES  
BP14120081

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

FBC(2014) 116.1.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT  
MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR  
MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE. IT MUST BE  
REPAIRED BY THE OWNERS AND INSPECTED.  
WORK COMMENCED AND/OR COMPLETED PRIOR TO OBTAINING  
THE REQUIRED PERMITS IS DEEMED AS UNSAFE UNDER  
THIS SECTION OF THE FLORIDA BUILDING CODE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Gloria Jones, owner, said she had replaced the air conditioner so her mother could come live with her, which the hospital required. She had not been aware that a permit was needed for a replacement. Ms. Jones requested time to move the shed and said the companies who had installed it had not pulled permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 8/23/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16030328**

625 NE 14 AVE  
MULTICREDITO INTERNATIONAL LLC

Certified mail sent to the owner was accepted on 4/11/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL,

WINDOWS AND DOORS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE INCLUDING ADDING MINI SPLIT A/C UNITS WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE INCLUDING REMOVING AND REPLACING PLUMBING FIXTURES AND ADDING TANKLESS WATER HEATERS WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE INCLUDING REMOVING AND REPLACING ELECTRICAL DEVICES AND ELECTRICAL PANELS WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Rafael Jaramaklo, owner, said he was working to solve the problems. He stated they had submitted the plans and were awaiting permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15050401**

1820 NE 17 WAY

FLORIDA CONFERENCE ASSN OF  
SEVENTH DAY ADVENTISTS

Certified mail sent to the owner was accepted on 4/8/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.

1. THE STAIR RAILINGS WERE REPLACED - withdrawn
2. A METAL STRUCTURE WAS ERECTED, LAYING PAVERS,  
BOTH ON THE BACK PATIO.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Cesar Salazar, representative, said they had obtained a letter from an arborist and applied for permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15092413**

1536 NW 5 AV  
MERCADO, REINALDO J PEREZ H/E  
KARAMANOGLU, ALEX

Service was via posting on the property on 4/15/16 and at City Hall on 4/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTENSIVE REMODELING AND ALTERATIONS WITHOUT OBTAINING THE REQUIRED PERMITS MAY BE CITED IF DISCOVERED DURING THE CONSTRUCTION PROCESS. THIS INCLUDES STRUCTURAL ALTERATIONS MADE TO THE ROOF AND WALL STRUCTURE OF THE BUILDING.

FBC(2014) 105.3.1.4.10

THE FOLLOWING WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. REROOFED THE STRUCTURE PRIOR TO OBTAINING THE REQUIRED PERMITS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. THE REPLACEMENT OF THE EVAPORATOR UNIT, THERMOSTAT, THE CONDENSER UNIT, ALL REGISTERS AND ELECTRICAL CIRCUITS.

FBC(2014) 105.3.1.4.3

THE FOLLOWING WORK REQUIRES A DEMOLITION PERMIT AND INSPECTIONS:

1. COMPLETE INTERIOR DEMOLITION HAS BEEN PERFORMED PRIOR TO OBTAINING THE REQUIRED PERMITS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. PLUMBING ALTERATIONS, MODIFICATIONS, HAVE COMMENCED PRIOR TO OBTAINING THE REQUIRED PERMITS. THIS INCLUDES FIXTURES, SUPPLY LINES, WASTE DISPOSAL, IRRIGATION AND R & R SINKS/WATER BASINS.

FBC(2014) 105.3.1.4.5

THE FOLLOWING WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. THE INSTALLATION OF NEW ELECTRICAL PANEL, LIGHT FIXTURES, REWIRING, WALL OUTLETS, SWITCHES, A/C SUPPLY AND METER BASE.

FBC(2014) 107.1.1

SUBMITTAL OF 2 SETS OF PLANS AND SPECIFICATIONS AS OUTLINED IN THIS SECTION OF THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

DUE TO THE ONGOING NATURE OF THE WORK WITHOUT PERMITS A STOP WORK ORDER HAS BEEN ISSUED AND ANY FURTHER WORK AND ALTERATIONS MAY BE SUBJECT TO THE MAXIMUM PENALTIES OF \$500 PER DAY FOR VIOLATIONS OF THIS SECTION OF THE FLORIDA BUILDING CODE.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE. IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED. WORK WITHOUT PERMITS DEEMED THIS BUILDING AS UNSAFE AND SUBJECT TO BOARD-UP AND/OR DEMOLITION UNDER THE SECTION OF THIS CODE.

Inspector Abin said a Stop Work Order had been posted on the property and violated twice. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He also asked the Board to impose a \$500 fine for violating the Stop Work Order twice.

Alex Karamanoglou, owner, admitted "it looks bad" and explained the property had approximately \$900,000 fines pending. He said they had been hasty in beginning work before having permits and violating the Stop Work Order, but stated the property was being broken into. The second time they violated the Stop Work order was to install an alarm system. He reported the engineering drawings had been submitted and asked that the hold on the other permits be removed.

Mr. Nelson explained that unpermitted work was considered unsafe. He advised that in the future, if they felt they must install an alarm when there was no permit, they should contact the inspector to determine the best course of action.

Inspector Abin said the permit hold could not be lifted until the engineering was approved.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/26/16 or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

**Case: CE15122129**

2810 NE 56 CT

RINAUDO, FRANK J JR

Certified mail sent to the owner was accepted on 4/11/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. REBUILDING OF DOCK.

FBC(2014) 105.3.1.4.4

THE FOLLOWING WORK REQUIRES A PLUMBING PERMIT:

1. INSTALLATION OF SOLAR PANELS ON ROOF.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Frank Rinaudo, the owner's father, said the solar panels were on the house when his son purchased it. He stated they had not known a permit was needed to replace the decking but had applied for a permit as soon as they were aware of the need for it.

Mr. Nelson explained that the solar panels had never been permitted and his son was responsible to get one.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16030521**

5100 DUPONT BLVD # 2A  
MORRISON, JUDITH P

Certified mail sent to the owner was accepted on 4/12/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE, THE ELECTRICAL  
PANEL UPGRADED AND RELOCATED.
2. HI-HAT LIGHT FIXTURES INSTALLED.
3. DEVICES REMOVED, REPLACED AND RELOCATED WITHOUT  
THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective



action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judith Morrison, owner, requested more than 63 days to complete the work. Mr. Nelson explained the Board wanted to see the plans submitted, reviewed and corrected within 63 days to make sure the electrical was safe.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16021379**

2149 NE 56 PL

GOLDSZLAGER, HERMAN

Certified mail sent to the owner was accepted on 4/11/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING.
  2. WINDOWS REPLACED.
  3. DRIVEWAY REDONE WITH AN ASPHALT TOPPING.
- THIS WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING FIXTURES REMOVED AND REPLACED IN THE KITCHEN AND BATHROOMS WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL REMOVED AND REPLACED IN THE KITCHEN AND BATHROOMS WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE

AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula said he case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Herman Goldszlager, owner, said he had hired a general contractor as soon as he was aware of the violations. He stated he had been charged with acting as a general contractor. Mr. Goldszlager stated they were moving forward.

Inspector Masula said Mr. Goldszlager had been charged with doing work without permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14121358**  
111 FLORIDA AVE  
AGUERO,VANESSA

Certified mail sent to the owner was accepted on 4/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. NEW KITCHEN CABINETS, AND EXTERIOR DOORS.

AS OF 12/02/2015 PERMITS HAVE NOT BEEN CLOSED,  
INSPECTIONS NOT CALLED IN.

FBC(2010) 105.4.4

THE FOLLOWING WORK REQUIRES A PLUMBING PERMIT AND  
INSPECTIONS:

1. FIXTURES BEING CHANGED.

FBC(2010) 105.4.5

THE FOLLOWING WORK REQUIRES AN ELECTRICAL PERMIT  
AND INSPECTIONS:

1. SWITCHES AND OUTLETS BEING CHANGED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16010692**

1141 NW 7 AV  
TIITF/HRSYOUTH SERV  
BROWARD CHILDRENS SHELTER

Certified mail sent to the owner was accepted on 4/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF DUPLEX TO HALFWAY  
HOUSE WITHOUT OBTAINING THE REQUIRED PERMITS AND  
THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING  
DEPARTMENT. COMMON ROOF HAS ENJOINED THE BUILDING  
ON THIS PARCEL WITH BUILDING ON ADJACENT PARCEL.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. CHANGED THE FLOORPLAN CONFIGURATION OF THE  
APPROVED USE AS A DUPLEX INTO A HALFWAY HOUSE WITH  
MULTIPLE SLEEPING ROOMS.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN  
ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN  
THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED  
TO:

1. CHANGED THE CONFIGURATION OF THE MECHANICAL SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE CONFIGURATION OF THE PLUMBING SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE CONFIGURATION OF THE ELECTRICAL SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.5

SUBMIT "AS BUILT" ARCHITECTURAL DRAWINGS AND THE SCOPE OF WORK COVERING ALL EXISTING STRUCTURES AND MODIFICATIONS.

1. ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Philip Collobre, maintenance manager, said they had "inherited" the building with the breezeway and plumbing. He requested time to continue negotiations with the City regarding running the building as a group home. Mr. Nelson wanted some issues addressed because they presented safety concerns. Mr. Collobre said he had drawings and would start submitting for permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16010689**

1135 NW 7 AV

TIITF/HRSYOUTH SERV

BROWARD CHILDRENS SHELTER

Certified mail sent to the owner was accepted on 4/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 111.1.1

THIS BUILDING WAS JOINED WITH A COMMON ROOF BREEZEWAY WITH 2 ADJACENT BUILDINGS WITH DIFFERENT PROPERTY FOLIO NUMBERS. THE APPROVED USE OF THIS BUILDING IS FOR HALFWAY HOUSE PER PERMIT 90006599 AND THE USE IS THAT OF AN ADMINISTRATIVE BUILDING WITH OFFICES, STORAGE AND KITCHEN.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT BREEZEWAY TO JOIN ADJACENT BUILDINGS ON PROPERTIES IDENTIFIED WITH DIFFERENT FOLIO NUMBERS. IN ADDITION THE INTERIOR FLOOR PLAN CONFIGURATION HAS BEEN CHANGED TO OFFICES, STORAGE AND A KITCHEN.

FBC(2014) 105.3.1.4.10

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONSTRUCTED ROOF BREEZEWAY WITH BUILDINGS ON ADJACENT PARCELS.

FBC(2014) 105.3.1.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS. SUBMIT "AS BUILT" ARCHITECTURAL DRAWINGS AND THE SCOPE OF WORK COVERING ALL EXISTING STRUCTURES AND MODIFICATIONS BUT NOT LIMITED TO:

1. ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

**AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.**

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Phillip Callobre, maintenance manager, stipulated to the violations.

Ms. Hasan said she had received an email the previous day from one of the State's counsels requesting a continuance. She said the settlement negotiations between ChildNet and TIITF to possibly resolve the issues were ongoing. She believed 63 days was a good timeframe.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16010691**

1133 NW 7 AV

TIITF/HRSYOUTH SERV

BROWARD CHILDRENS SHELTER

Certified mail sent to the owner was accepted on 4/12/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF DUPLEX TO HALFWAY HOUSE WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT. COMMON ROOF HAS ENJOINED THE BUILDING ON THIS PARCEL WITH BUILDING ON ADJACENT PARCEL.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE FLOORPLAN CONFIGURATION OF THE APPROVED USE AS A DUPLEX INTO A HALFWAY HOUSE WITH MULTIPLE SLEEPING ROOMS.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. CHANGED THE CONFIGURATION OF THE MECHANICAL SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE CONFIGURATION OF THE PLUMBING SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE CONFIGURATION OF THE ELECTRICAL SYSTEM FROM THAT OF A DUPLEX TO A HALFWAY HOUSE WITH MULTIPLE SLEEPING QUARTERS.

FBC(2014) 105.3.1.5

SUBMIT "AS BUILT" ARCHITECTURAL DRAWINGS AND THE SCOPE OF WORK COVERING ALL EXISTING STRUCTURES AND MODIFICATIONS.

ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Philip Callobre, maintenance manager, stipulated to the violations.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15111287**  
2608 CASTILLA ISLE  
ALLARD, ROBERT E

Certified mail sent to the owner was accepted on 4/12/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. THE INSTALLATION OF A BOAT LIFT WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. Mohnani left the dais temporarily.

Robert Allard, owner, said the contractor had informed him it would take 90 days to pull the permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 8/23/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-0 with Mr. Mohnani absent from the dais.

Mr. Mohnani returned to the dais.

**Case: CE15120123**  
5870 NE 22 AV  
KONISKI, ANTOINE  
ALAZEMI, FAHED A M D

Service was via posting on the property on 4/18/16 and at City Hall on 4/14/16.



Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMIT AND INSPECTIONS AS:

1. THE WINDOWS WERE REPLACED IN ALL THE OPENINGS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15050755**

1200 NW 9 ST  
ASSIS HOMES LLC

Certified mail sent to the owner was accepted on 4/13/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. SINGLE FAMILY RESIDENCE CONVERTED INTO A DUPLEX.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Daniel Acevedo, contractor, said this owner had purchased the property with the violations. He said he was preparing to submit permit applications. Mr. Acevedo confirmed there was only one electric service on the property.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

**Case: CE15010467**  
1951 NE 51 ST  
RODELU LLC

Certified mail sent to the owner was accepted on 4/16/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2010) 105.4.11

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF AIR CONDITIONING UNITS WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF ELECTRICAL WIRING AND DEVICES TO  
POWER AIR CONDITIONING UNITS WITHOUT THE REQUIRED  
PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Bibiana Sarmiento, property manager, said the mechanical and electrical contractors had opened new permits. She stated three of the eight units were currently occupied and they were addressing the violations as the tenants moved out and they had access. Ms. Sarmiento agreed to meet with Inspector Abin to confirm what still needed to be done.

Mr. McGee said he would like to see the electric cut off immediately until it was inspected.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 30 days, by 5/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Mr. Mohnani remarked that a 100-page agenda was too much for the Board to handle in one day.

The Board took a brief break.

**Case: CE15092363**

104 SE 11 AVE  
PIKUTA, MARIA

Certified mail sent to the owner was accepted on 4/12/16.

Jose Abin, Building Inspector, testified to the following violations:

9279.(a)

PRESENT OCCUPANCY DOES NOT MEET THE SECTIONS OF THIS CODE:

1. THERE ARE RENTAL UNITS THAT DO NOT HAVE SANITARY FACILITIES.
2. THERE ARE NO KITCHEN TYPE SINKS IN ANY UNIT AS REQUIRED.
3. RESIDENTS OF DIFFERENT GENDER SHARING COMMON BATHROOM FACILITIES.
4. ACCESS TO THE COMMON BATHROOM FACILITIES ONLY ACCESSIBLE FROM THE EXTERIOR OF THE DWELLING AND BUILDING.
5. THERE ARE NO 2 STOVE TYPE BURNERS IN ANY DWELLING UNIT AS REQUIRED.

FBC(2014) 1003.3.1

WINDOW A/C PROTRUDING INTO THE EGRESS PATH BELOW THE REQUIRED MINIMUM CAUSING A HAZARD.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONVERSION OF 3 APARTMENTS TO ROOMING HOUSE BY OBSTRUCTING DOORS.

2. BUILT COMMON BATHROOM OUT OF STORAGE CLOSET.
3. REMOVED KITCHENS AND CONVERTED TO ROOMS.
4. BUILT WALL TO CONVERT DINING ROOM TO A BOARDING ROOM.
5. MODIFIED WINDOW UNITS TO ACCOMMODATE WINDOW AIR CONDITIONERS.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION NOT LIMITED TO:

1. STORAGE CLOSET CONVERTED TO A BATHROOM WITH INSTALLATION OF PLUMBING FIXTURES AND MODIFICATIONS TO THE PLUMBING SYSTEM.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. INSTALLATION OF ELECTRICAL FIXTURES AND MODIFICATION OF THE ELECTRICAL SYSTEM BY INSTALLING OUTDOOR OUTLETS AND ELECTRICAL IN CLOSET CONVERTED TO BATHROOM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A DUPLEX TO A FOURPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CHANGED APPROVED USE OF 4 UNITS:

1. ADDED BOARDING ROOMS BY BUILDING WALL OBSTRUCTING DOORS AND NOW THERE ARE 4 RENTAL UNITS.
2. 3 DOWNSTAIRS APARTMENTS HAVE BEEN SUBDIVIDED BY BLOCKING DOORS AND ARE NOT ACCESSIBLE TO ALL THE RESIDENTS OF EACH APARTMENT.

NEC 110.26

ELECTRICAL BREAKER PANELS MUST BE ACCESSIBLE TO

**ALL RESIDENTS OF A DWELLING UNIT IN THE EVENT OF  
AN EMERGENCY WHERE POWER TO A CIRCUIT MUST BE  
DISCONNECTED.**

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Inspector Abin said the owner had requested a postponement of the hearing for her to "study" the code violations and prepare a response. Also, Mr. Pikuta needed a Polish interpreter.

Since this did not meet minimum housing requirements, Mr. Nelson wondered why the Fire Marshal or Chief Building Official did not consider closing the building on an emergency basis. Ms. Hasan said she would bring this to the Fire Marshal's attention.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 30 days, by 5/26/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. He also asked that the case be brought to the Chief Fire Marshal or Chief Building Official for a determination regarding whether the building was currently habitable or it should be evacuated as not inhabitable. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

**Case: CE15121837**

828 NW 14 WY

LAZCO HOLDING GROUP

Service was via posting on the property on 4/13/16 and at City Hall on 4/14/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR REMODELING.
2. REBUILT/MODIFIED THE STRUCTURE PORCH ROOF  
DECK.
3. STRUCTURAL REPAIRS ON THE ROOF RAFTERS OF  
DWELLING.
4. ALTERATIONS OF INTERIOR WALLS.

FBC(2014) 105.3.1.4.10

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,

BUT NOT LIMITED TO:

1. REROOFED THE STRUCTURE.

FBC(2014) 105.3.1.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. FENCE REPAIRS.

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND DEMOLITION WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOM DEMOLITION.
2. KITCHEN DEMOLITION.
3. ELECTRICAL DEMOLITION.
4. PLUMBING DEMOLITION.
5. CEILING AND WALL COVERINGS HAVE BEEN DEMOLISHED AND REMOVED.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE PLUMBING SYSTEM IN THE KITCHEN AND BATHROOMS HAS BEEN ALTERED.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE ELECTRICAL SYSTEM HAS BEEN ALTERED THROUGHOUT THE STRUCTURE.

FBC(2014) 105.3.1.5

SUBMIT DRAWINGS AND A SCOPE OF WORK COVERING STRUCTURAL MODIFICATIONS. THE STRUCTURAL ALTERATIONS AND MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED PERMITS MUST BE UNCOVERED FOR INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

A STOP WORK WAS ISSUED.  
STOP WORK ORDER ISSUED SINCE WORK IS ONGOING  
WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP  
WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS  
OUTLINED UNDER THIS SECTION OF THE FLORIDA  
BUILDING CODE.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT  
MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR  
MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE. IT MUST BE  
REPAIRED BY THE OWNERS OR DEMOLISHED:  
WORK COMMENCED AND/OR COMPLETED PRIOR TO OBTAINING  
THE REQUIRED PERMITS IS DEEMED AS UNSAFE AND  
SUBJECT TO HAVE THE STRUCTURE BOARDED UP AND/OR  
DEMOLISHED UNDER THIS SECTION OF THE FLORIDA  
BUILDING CODE.

THIS BUILDING IS DEEMED TO BE UNSAFE AND  
ELECTRICAL HAS BEEN DETERMINED TO BE A EXIGENT  
LIFE AND SAFETY HAZARD AND ENERGIZED CONNECTION TO  
THE POWER SUPPLY DISCONNECTED UNTIL A LICENSED  
ELECTRICIAN DEEMS IT TO BE SAFE.

Inspector Abin reported a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14120486**

1633 SW 9 AV  
BERRY, TIMOTHY &  
FOSTER, ANDREW L

Certified mail sent to the owner was accepted on 4/9/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

**PERMITS AND INSPECTIONS.**

1. A TED SHED HAS BEEN LOCATED ON THE SOUTH SIDE  
NEXT TO 1635 SW 9 AVE HOUSE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15122078**

2360 NW 20 ST

REYNOLDS, JOENATHAN C

Service was via posting on the property on 4/11/16 and at City Hall on 4/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. EXTERIOR DOORS REPLACEMENT.
2. KITCHENS AND BATHROOMS REMODELED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.



**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15122079**

2374 NW 20 ST

REYNOLDS, JOENATHAN C

Certified mail sent to the owner was accepted on 4/16/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR DOORS REPLACEMENT.
2. KITCHEN AND BATHROOMS REMODELED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15120410**

824 NE 20 AV

HG MIDDLE RIVER INVESTMENTS LLC

Certified mail sent to the owner was accepted on 4/16/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS RENOVATIONS, PAVERS

AND FENCE INSTALLED WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS AND MINI SPLIT A/C  
SYSTEMS INSTALLED WITHOUT THE REQUIRED MECHANICAL  
PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 30 days, by 5/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-1 with Mr. Mohnani opposed.

**Case: CE14071684**

1608 SW 10 CT  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15011944**

609 NE 8 AV

ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and the sub permits were to be determined.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15080187**

2933 POINSETTIA ST

CORTEZ PROPERTY DEV LLC

This case was first heard on 9/22/15 to comply by 10/27/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there was a demolition order on the property and recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16030002**

2933 POINSETTIA ST

**CORTEZ PROPERTY DEV LLC**

This case was first heard on 3/22/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15091319**

307 NE 23 AV  
WALTER A CROWELL TR  
CROWELL, WALTER A TRUSTEE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on March 30 but had not been resubmitted.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue, and the case would come back as a Massey Hearing on 5/26/16. In a voice vote, motion passed 5-0.

**Case: CE15050511**

1132 NW 5 CT  
MCCULLOUGH, JOHNNY  
HALL, ODESSA

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended imposition of the fine. He said he had no contact from the owners. Mr. Nelson recalled the owners had successfully moved through compliance for a previous case.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15070227**

1032 NE 8 AV  
ACOMB, JACK  
ACOMB, LAWRENCE T

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 4/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the permit had been issued and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15070786**

1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue and the case would come back as a Massey hearing on 5/26/16. In a voice vote, motion passed 5-0.

**Case: CE15121199**

1251 E SUNRISE BLVD  
ROSHNI INVESTMENTS INC.

This case was first heard on 2/23/16 to comply by 3/22/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$34,000 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the engineering had not been submitted yet for the railings. The manager, Sandy Patel, informed him they had an architect and would

submit applications but nothing had been done. Mr. McGee recalled the Board had expedited the case because of the life safety issue.

Inspector Oliva stated he was going to work with the Fire Marshal to get the building evacuated.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to amend the 2/23/16 Order comply-by date from 3/22/16 to 4/26/16, to find the violations were not in compliance by 4/26/16 and to impose a fine of \$500 per day, per violation to begin to accrue on 4/27/16. In a voice vote, motion passed 5-0.

Mr. Nelson left the meeting at 3:17.

**Case: CE15072462**

1119 NE 15 AVE  
1119 PROGRESSO LLC

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, service and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,100 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE13080252**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. The owner's representative had sent an email indicating he was in the hospital and he intended to submit permit applications in the next 30 days.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15102509**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. The owner's representative had sent an email indicating he was in the hospital and he intended to submit permit applications in the next 30 days. Inspector Masula recommended a 30-day extension.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15091410**  
736 N VICTORIA PARK RD  
MARTINON, MARIE LAURENCE  
TERNINCK, JANINE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits were active and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE13091177**  
3210 NW 63 ST  
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14, amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit was active but the owner still needed a structural permit to address alterations to windows and doors.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE14060058**  
2500 LUCILLE DR

**KLAIRMONT, LARRY**

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported on the status of the permits and said he had spoken with the new contractor and believed he was making progress. He recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE14110272**  
1311 SEMINOLE DR  
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner had not yet applied for the variance as his representative had indicated he would. He recommended no additional extensions.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE14110327**  
433 NE 14 AVE  
BROOKS, SCOTT  
NEW OWNER: ALEXANDRA SANTIBANEZ IRREV TR  
SANTIBANEZ, ONEY TRUSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He said the owner had sent him an email indicating she was ill and unable to attend the meeting today.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15101220**  
1230 NW 7 AV  
GALA INVESTMENTS GROUP LLC



This case was first heard on 1/26/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits were pending plan review and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15102069**

1220 NE 3 ST # 103  
SWEENEY, THOMAS A & GLORIA &  
SWEENEY, MICHAEL

This case was first heard on 3/22/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15110968**

3821 N OCEAN BLVD  
MY FL 3821 LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15120399**

2157 NE 63 CT  
ASURION FINANCIAL INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15120539**

3020 SEVILLE ST  
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on 3/2/16 and had not been resubmitted.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15120540**

3024 SEVILLE ST  
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on 3/2/16 and had not been resubmitted.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE14051440**

1663 NW 15 TER  
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit was open and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE14061177**

3505 SW 12 CT  
MCFARLANE, CHRISTINE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been ready for pickup since 3/7/16 and recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15081007**

750 ALABAMA AVE  
HERMES PROPERTY DEVELOPMENT LLC  
%TED KAY JR

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued on 4/18/16 and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15051584**

1621 NE 20 AV  
PIEKARSKI, JASON

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had failed review on 4/16/16 and recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15061766**

1004 SW 7 ST

SCHATZ, DAVID W

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 3-1 with Ms. Hinton opposed.

**Case: CE14120489**

1633 NE 18 AV

WIEDER, MATTHEW BRIAN

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been vey slow progress. The permit application for the trellis had failed review on 3/11/16 and never been picked up for corrections. There had been no other permit applications submitted for work that was already completed. He recommended no additional extension.

**Motion** made by Mr. Mohnani to grant a 30-day extension to 5/26/16, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE15110196**

1701 NW 14 CT

2771 LLC

This case was first heard on 3/22/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the fence permit application had been submitted on 4/12/16 and recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15041350**

1162 NW 9 TER

MERSAN HOLDINGS LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit application had failed plan review on 4/9/16 and recommended 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15011130**

951 ALABAMA AVE

TROPNEVAD PROMOTIONS LLC

This case was first heard on 9/22/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had been issued on 4/12/16 and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15050398**

1216 NE 16 AVE

BENNETT, RONALD D & JILLIAN S

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit and sub permits had been issued on 4/22/16 and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15070098**

5200 NW 31 AVE

VILLAS AT LAKEVIEW CONDO ASSN INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the sheds had been removed but the fence and plumbing permit applications had not been submitted. He recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15070738**

1301 NE 2 AV  
SETTON, JOHN

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the roof permit had been closed out but the window permit application had not been submitted. He recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15070837**

1631 NW 26 TER  
MOORE, CARLTON EST

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended no further extensions.

The Board took no action.

**Case: CE15071162**

1034 NW 11 CT  
BING, LATRICE E

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been on progress and he did not support further extensions.

The Board took no action.

**Case: CE15082061**  
86 ISLE OF VENICE  
SANTIAGO'S HOUSE LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had not been submitted but he had spoken with the owner and recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15082209**  
724 NW 17 ST  
SHUTTS, JASON ALBERT

This case was first heard on 1/26/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15090899**  
1425 SW 10 ST  
2015-3 IH2 BORROWER LP

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits had been issued on 4/20/16 and the mechanical permit had a fee balance that must be paid. He recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 4-0.

**Case: CE15092128**

216 NW 8 AVE

VILLANUEVA, ROBERTO

This case was first heard on 1/26/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the status of the permits and recommended no extension be granted.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 30-day extension to 5/26/16, during which time no fines would accrue. In a voice vote, with Ms. Hinton opposed, motion passed 3-1.

**Minutes Approval**

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to approve the minutes for the Board's February 2016 meeting. In a voice vote, motion passed unanimously.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15020287      CE14010955      CE14022168      CE13061394  
CE15080366

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE09120460      CE15081715      CE15121705      CE16011814

**Board Discussion**

The Board and staff discussed the case load and how to shorten the length of the hearings. Staff explained that the agenda was currently structured to have old business and Massey hearings start at 9 a.m. and new business hearings start at 10:30 a.m. Mr. Madfis suggested a workshop was needed for further discussion.

Inspector Oliva said Code Enforcement had increased its manpower and they anticipated even more cases.

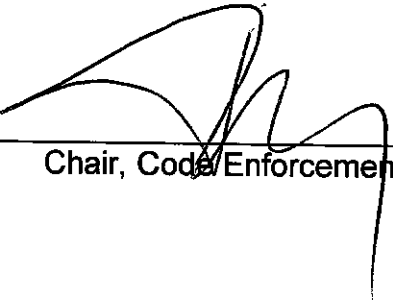
Mr. Madfis asked that the agenda include the zoning and permitted uses for properties.

**Communication to the City Commission**

The Board agreed that the City Commission needed to address the open seats on the Board.



There being no further business to come before the Board, the meeting adjourned at 4:08 p.m.

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.